



2019 Revaluation Update

Presented by the
Mecklenburg County Assessor's Office



Progress to Date

- 371,500 Parcels Completed – 100%
- 54% Total Increase
- 43% Residential Average Increase
- 77% Commercial Average Increase



Revenue Neutral Rate

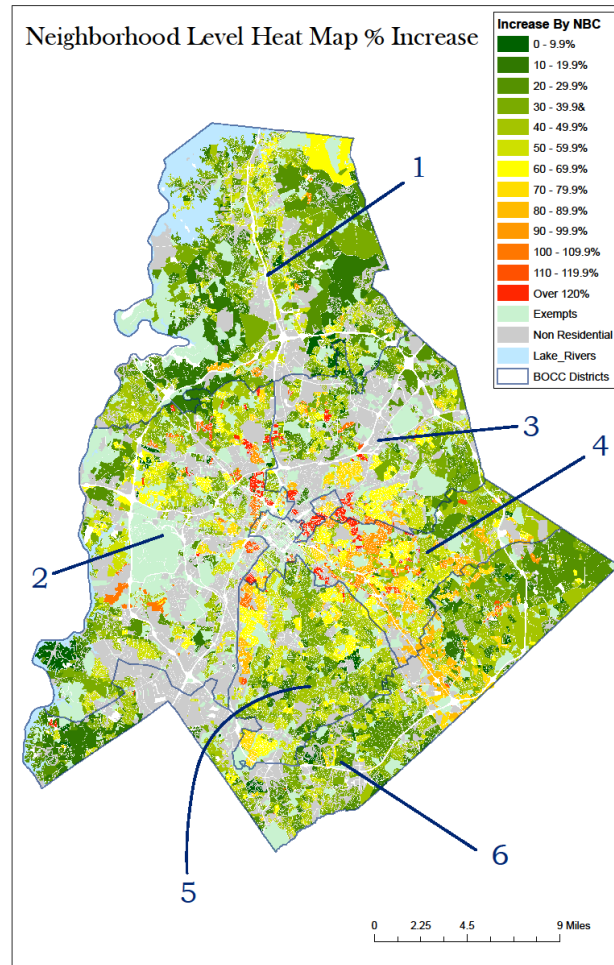
- Intended to show the tax rate that would keep the local government's revenue neutral given its new tax base
- The revenue neutral rate is developed by each jurisdiction
- The rate must be published, but is not required to be adopted
- Must be included in the proposed budget submitted in reappraisal years



2019 REVALUATION UPDATE

“We Value Mecklenburg County”

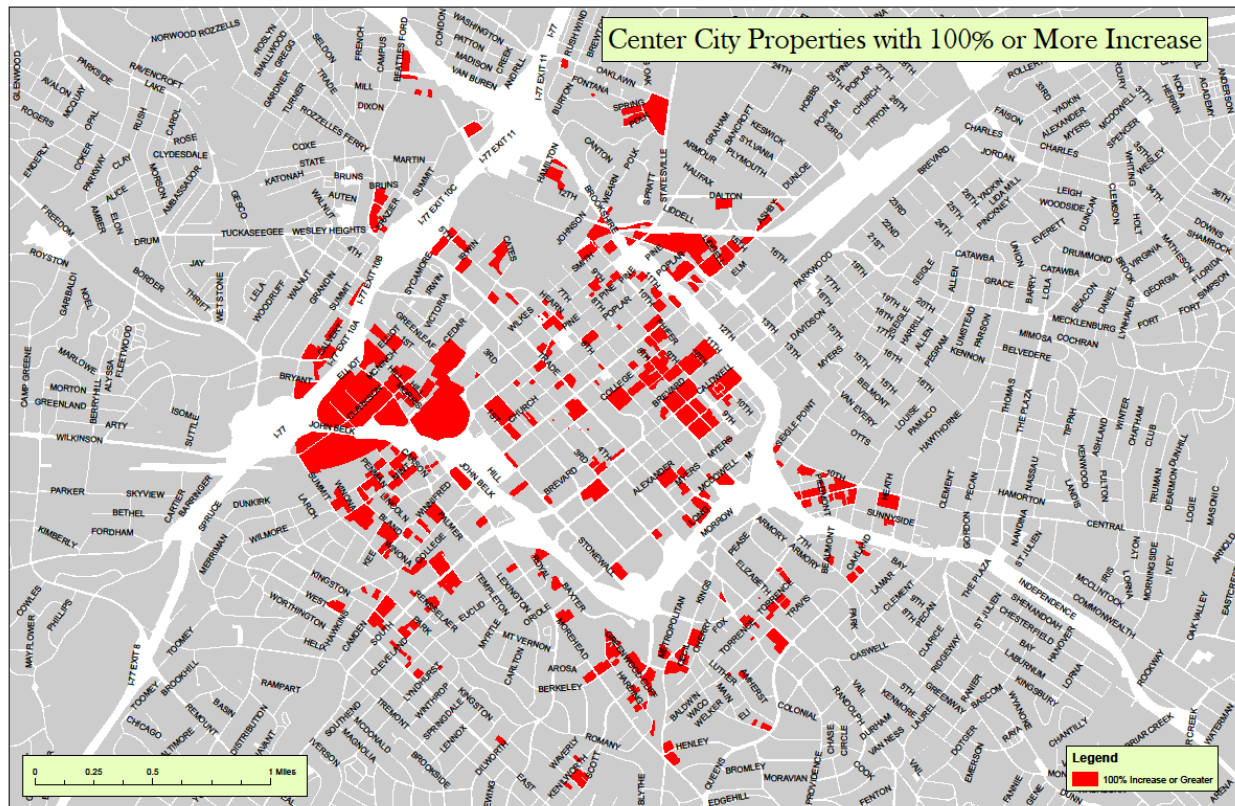
Residential Heat Map



2019 REVALUATION UPDATE

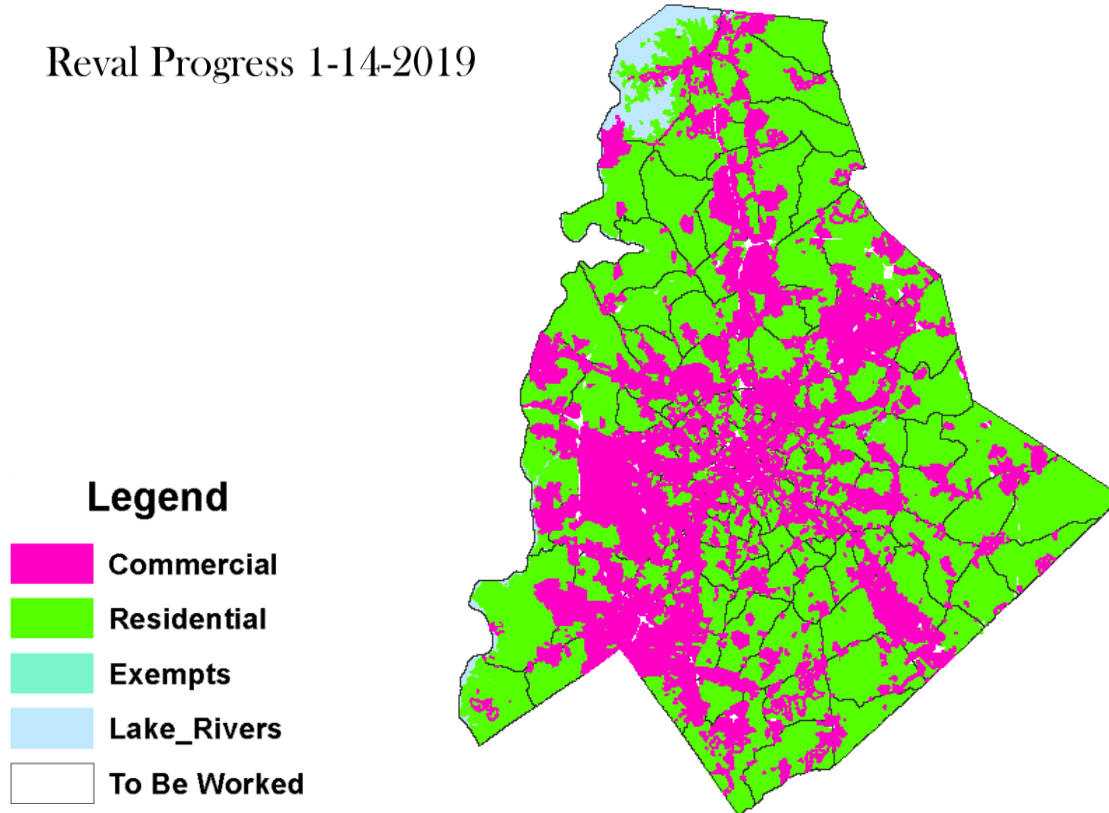
“We Value Mecklenburg
County”

Center City Properties
Increase 100% or More



Reval Progress

Reval Progress 1-14-2019



Progress to Date

- 2019 Reval- Residential to date
 - Median Sales \$347,979
 - Median Ratio .99
 - The median ratio is the middle ratio when the ratios are arrayed in order of magnitude
 - COD 4.402
 - Coefficient of Dispersion represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the ratios within the property group
 - PRD 1
 - Price-related differential is the mean divided by the weighted mean. PRD's above 1.03 tend to indicate assessment regressivity; PRD's below 0.98 tend to indicate assessment progressivity



Field Canvassing Update

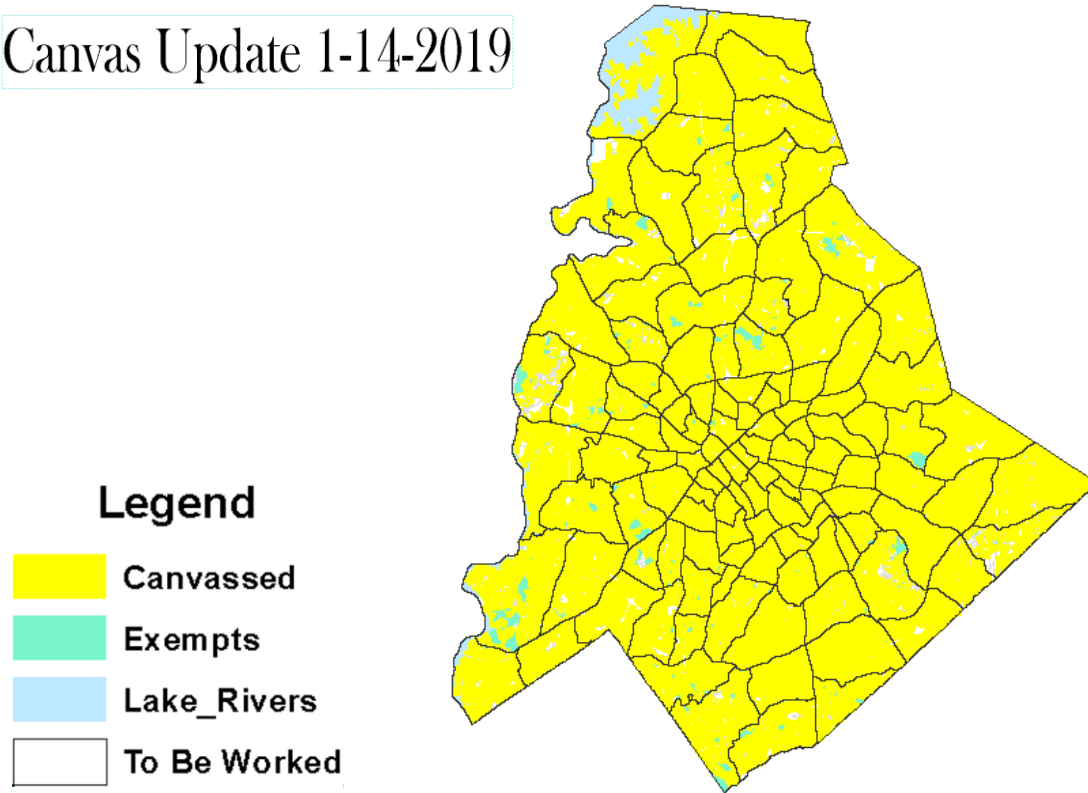


- 305,915 parcels canvassed to date
- Roughly 82% of Mecklenburg has been visited
- Major Neighborhoods completed
 - 340 neighborhoods were identified as Major out of 1,982 total
 - 103,238 parcels were Major



Field Canvassing Update

Canvas Update 1-14-2019



Sales/Market Transactions

- 2011 Revaluation Qualified Sales
 - 15,656 in 2008
 - 9,898 in 2009
 - 8,140 in 2010
- 2019 Revaluation Qualified Sales
 - 24,092 in 2016
 - 25,073 in 2017
 - 23,183 in 2018



Citizen's Review Committee

- Nine member panel – appointed by the BOCC
- Ex-officio members – representative from the NC Dept of Revenue and NC School of Government
- Highly qualified group of individuals
- Copy of General Statutes
- Dates and agendas set through September, 2018



Citizen's Review Committee

Citizens Review Committee Meeting Agenda		January 24, 2018
		BER Room
		Time: 4pm – 6pm
Meeting called by: Ken Joyner		
Facilitator: Christy Lantis		
Attendees:		
Type of Meeting: Welcome & Overview		
Agenda Items		
Topic	Presenter	Time allotted
Welcome <ul style="list-style-type: none">- Introductions- Purpose of the Citizen's Review Committee- Role Expectations- Mandate of the Assessor	Ken & Christy	
Mecklenburg County Revaluations- Then & Now <ul style="list-style-type: none">- 2011 & Prior- SL 362/159 & Pearson Review- Changes since 2011- Additional Resources	Ken	
Distribution of General Statute Books & Review	Christy	
USPAP Overview & Differences between Mass & Fee	Ken	
Revaluation Process Overview <ul style="list-style-type: none">- Canvassing- Commercial Market Study- Quality Control measures- Neighborhood Delineation	Tiffany & Chris	
Going Forward <ul style="list-style-type: none">- Elect Chair/Spokesperson- Dates & Times of meetings		



Citizen's Review Committee

- Purpose of the Citizen's Review Committee:
- Review overall operations
- Review the revaluation process
- Review appraisal methods
- Study statistical reports as to the 2019 Revaluation
- Monitor the progress
- Report its conclusions to the Board of County Commissioners and make recommendations



Board of Equalization & Review (BER)

- Request by BER Chair, Bruce Miller, to increase the number of terms and membership in preparation for 2019 was approved by BOCC
- Majority of current BER will turn over prior to or in 2019
- Term limitation increased from two terms to three terms
- The number of members increased to 20 from 14
- Consistent with Mecklenburg's special legislation from 2011- Senate Bill 55

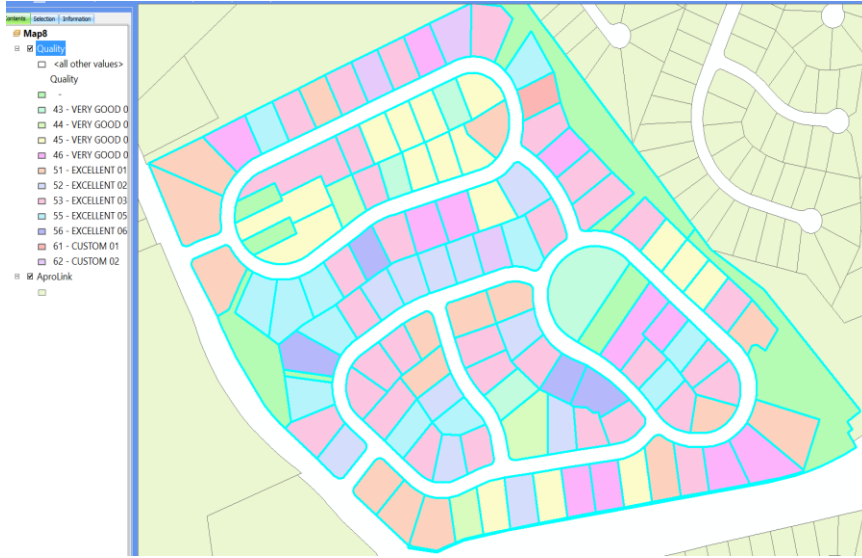


New Grading System

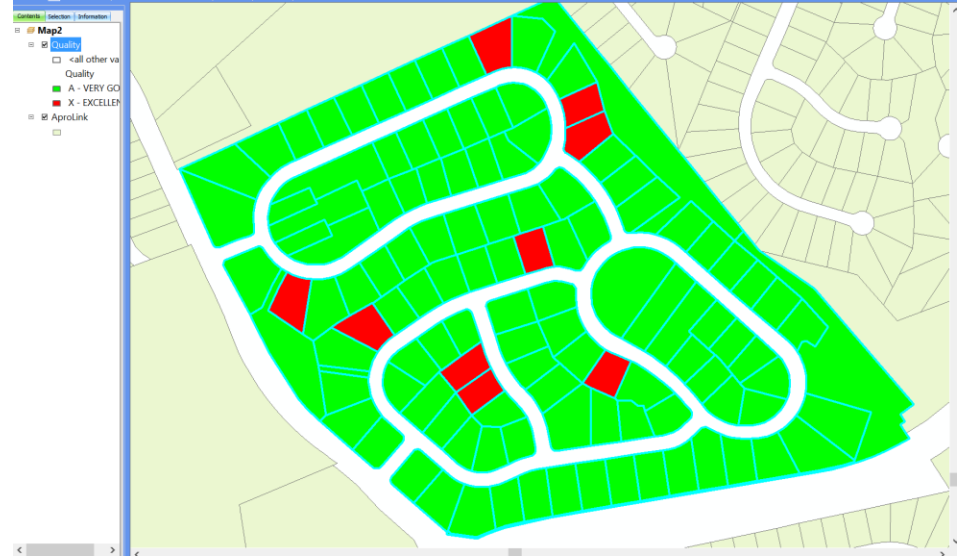
- Consistent with appraisal standards
 - Supported by market standards, IAAO standards, and Marshall & Swift Cost Estimator
- Ease of understanding for property owners
- Builds consistency between appraisers & within neighborhoods
 - Like houses in different areas graded similarly
 - Less subjectivity in grading
- Allows for adjustments based upon the construction details
- Single alpha grade will keep each neighborhood consistent and equitable in values
- Time & cost savings in mass appraisal with each revaluation



New Grading System



Neighborhood W942 - BEFORE



Neighborhood W942 - AFTER



Neighborhood Delineation

- Considered one of the most important tools in the revaluation process
 - Used in the majority of mass appraisal systems
 - Mecklenburg first used the NBHD system in 1972
- Divides Mecklenburg County into smaller geographic area
 - Typically, out of 2938 neighborhoods, they are 1,000 parcels or less
- Developed using natural and manmade boundaries
 - Manmade – Interstates, land use & zoning
 - Natural – lakes, creeks, & watersheds
- Analyzing market data is easier, and ensures equity
 - Determine depreciation, market variables & factors
- Maintains consistent values in a manageable market area
- Easier for the public to compare property values within a market area



Neighborhood Delineation

Mecklenburg County - Property Record Card Property Search

Owner, Address, Parcel ID


Account: 3388349
Parcel ID: 3388349
Account No: 298230

Location Address: 9727 WOODEND CT CHARLOTTE NC
Current Owner(s): JIN LINNA
Mailing Address: 9727 WOODEND CT

1 and 1/2 ac Over
Land Use Code: BFR
Lottery/Condominium: -
Neighborhood: W926
Legal Description: L183 858-587
Land: 1 LOT
Last Sale Date: 06/27/2016
Last Sale Price: \$275,000

Valuation
Last Value: \$87,000
Building Value: \$186,000
Features: \$300
Total Appraised Value: \$213,300 *

Video or Image




Overview

Building (1)

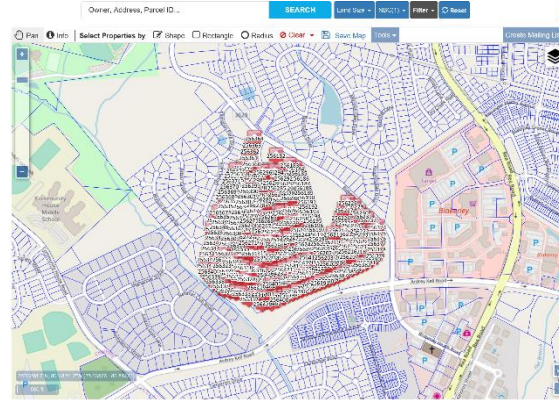
Year Built	1998
Unit / Use / Style	SINGLE FAMILY RESIDENTIAL
Store	ONE AND ONE-HALF STORY
Total SqFt	2,859
Heal	FORCED AIR - DUCTED
Heat	GAS
Heated Area	2,164
Foundation	BLDG-RESIDENTIAL
Exterior Mat	ALUMINUM VINYL
Fireplaces(s)	1
Full Bath(s)	2
Full Kitchen(s)	1
Bedroom(s)	4

Map Improvements



Disclaimer
Mecklenburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Developed for Mecklenburg County - Property Record Card Property Search by Mapbox



NBHD W926

NBHD W926

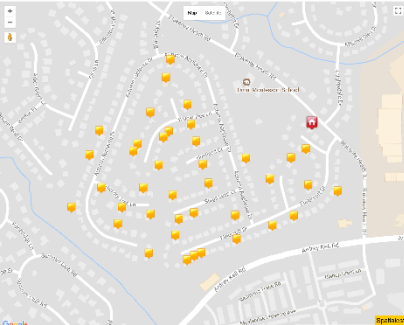
COMPER - Mecklenburg, NC

Refine By: ☒ Sales ☐ Leases ☐ Other ☐ Other ☐ Other ☐ Other ☐ Other

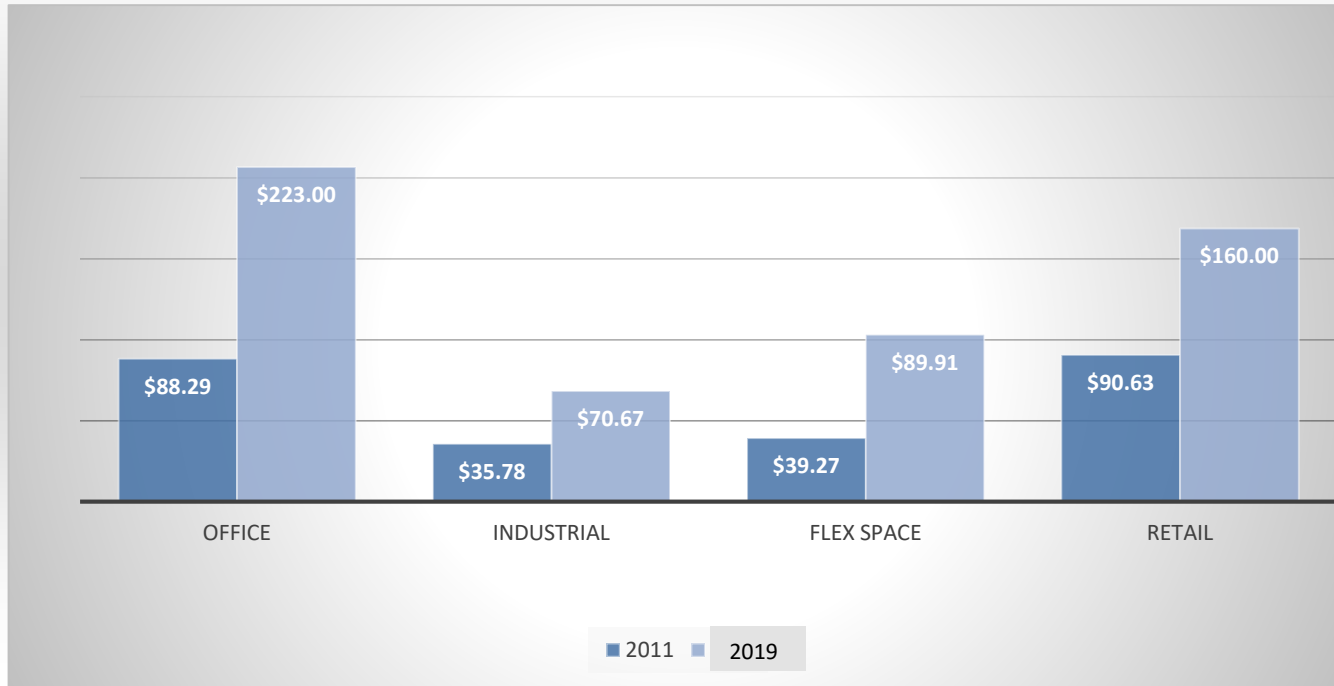
Support Property: 9727 Woodend Ct Charlotte
Sale Price: \$275,000
Parcel ID: 3388349
Sale Date: 06/27/2016

15 Nearby Sales

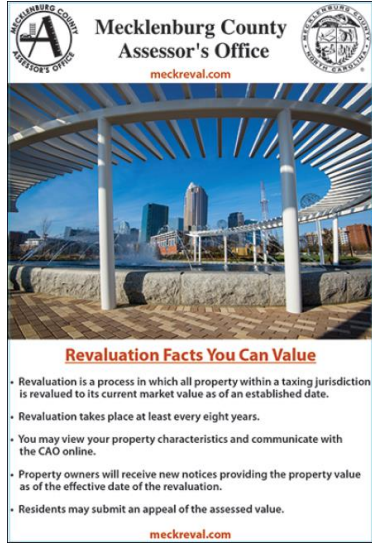
9728 Woodend Ct	Sale Price: \$275,000
9729 Woodend Ct	Sale Price: \$275,000
9730 Woodend Ct	Sale Price: \$275,000
9731 Woodend Ct	Sale Price: \$275,000
9732 Woodend Ct	Sale Price: \$275,000
9733 Woodend Ct	Sale Price: \$275,000
9734 Woodend Ct	Sale Price: \$275,000
9735 Woodend Ct	Sale Price: \$275,000
9736 Woodend Ct	Sale Price: \$275,000
9737 Woodend Ct	Sale Price: \$275,000
9738 Woodend Ct	Sale Price: \$275,000
9739 Woodend Ct	Sale Price: \$275,000
9740 Woodend Ct	Sale Price: \$275,000
9741 Woodend Ct	Sale Price: \$275,000
9742 Woodend Ct	Sale Price: \$275,000




Commercial 2011-2019



Communication Plan



- Presented Revaluation information to all municipalities
- Revaluation Brochure
- Website-Branding and video messaging
- At least 100 speaking engagements in advance of 2019 Revaluation



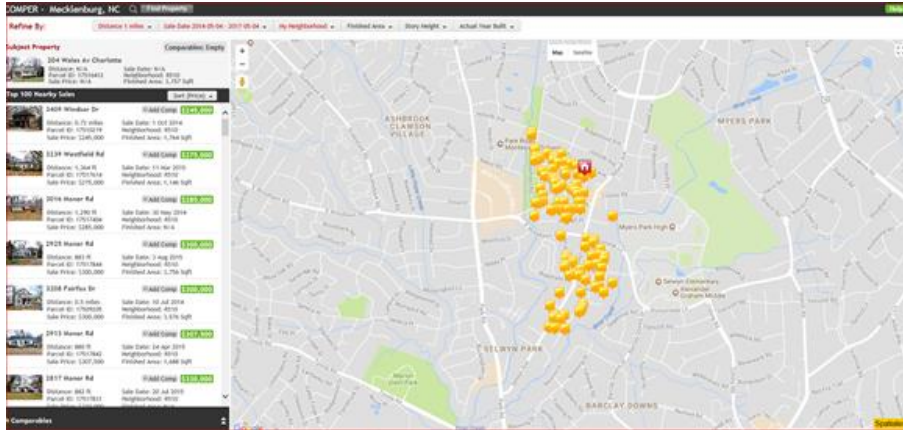
Communication Plan

- Information Sessions – 129 scheduled to date
- City/County/Townships – 21
- Civic Groups – 58
- Neighborhood Associations – 38
- Faith Based Groups – 6
- General/Public Meetings – 6

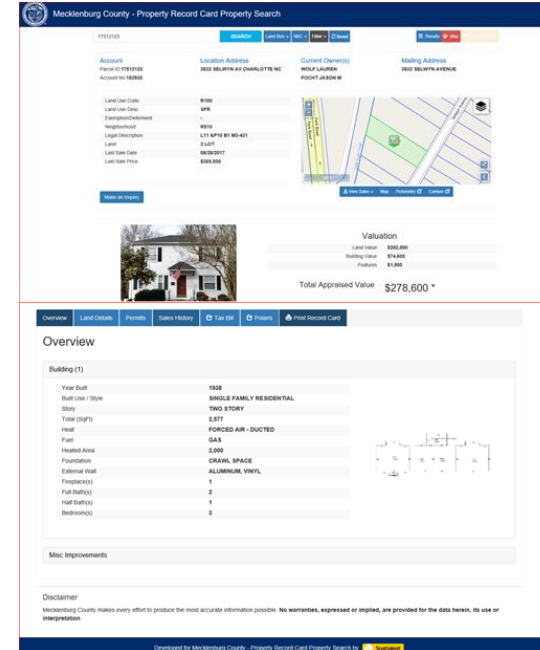


Technology

Spatialest Comper



Spatialest Property Record Card



- Spatialest is embedded in Modria
 - Comper
 - Property Record Card




Modria Tour

- **Modria is an online resolution portal for Mecklenburg properties**
 - The Modria Tour starts in Spatialest, Mecklenburg County's property information system, for accurate parcel specifics.
 - The link may be accessed by visiting:

<https://MeckReval.com>

Enter the parcel number

 Mecklenburg County - Property Record Card Property Search

Find a property

All

Q

Map

WELCOME TO THE MECKLENBURG COUNTY PROPERTY INFORMATION SYSTEM

This online search tool allows you to look up detailed information about real estate properties in Mecklenburg County, North Carolina as recorded by the County Assessor's Office. Information about current ownership, mailing address, legal property description, property values, building details, land use, sales, deeds, tax bills, street maps and directions can all be found on the detail pages of a chosen property. The data on this site is current as of 12/31/2018. It will be updated when the Notices of 2019 Real Estate Assessed Value are mailed in late January and nightly thereafter.

To Locate a Property

- You can search by:
 - All or part of an owner name
 - Property address
 - Parcel number

If your search is likely to return multiple results (ex: "Smith" will display all properties with Smith in the owner name AND street name/address), consider using the drop-down menu to narrow your search to "Owner," "Address," or "Parcel Number."
- Click on the Search button to display your results.
- If your search returns more than one result they will be displayed as tiles. You can choose to view results as a list or on a map by clicking on the "List" or "Map" button in the top left corner of the results page.


Troubleshooting

Can't find your property?

- Have you used the advanced criteria searching function (ex: address instead of owner)?
- Make sure that the correct drop-down is selected. "All" will return all results for your search term, but if you're looking for a property on Smith Road and "Owner Name" is selected, it will not appear in your search results.

If you still can't find the property you're looking for OR if you notice the listed information is incorrect, please contact the County Assessor's Office.

Click the situs link for parcel details

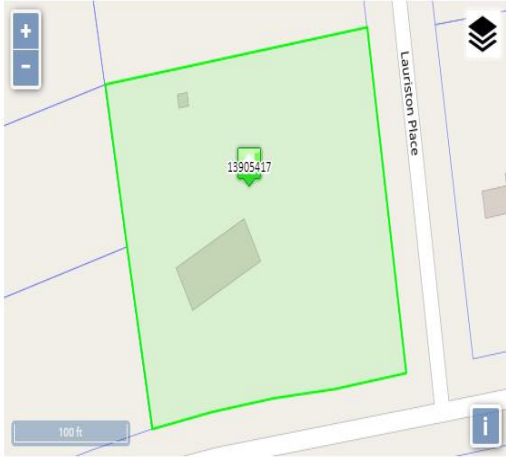

Mecklenburg County - Property Record Card Property Search

[← Results](#)All🔍📄 (0)Print

PARCEL ID: 13905417
**8910 SCARSDALE DR MINT
HILL NC**

MILLS AIMEE E, MILLS JEREMY C
8910 SCARSDALE DR
CHARLOTTE NC 28227

Total Appraised Value
\$295,200



OverviewLandPermitsValue ChangesMore ▾

ComperPictometryTax BillPolarisMore ▾

Comper view and options

COMPER - Mecklenburg, NC Find Property Help

Refine By: Distance 1 miles Sale Date 2017-01-01 - 2018-12-31 My Neighborhood Finished Area 2,482 - 3,722 Sqft Story Height Actual Year Built

Subject Property Save Comparables (PDF)

8910 Scarsdale Dr Mint Hill
Distance: N/A Neighborhood: N902
Parcel ID: 13905417 Finished Area: 3,102 Sqft
Sale Date: 26 Jul 2012 Full Baths: 3

7 Nearby Sales Sort

8858 Fultram Ln Mint Comparable **\$320,000**
Distance: 609 ft Neighborhood: N902
Parcel ID: 13905506 Finished Area: 2,708 Sqft
Sale Date: 12 Oct 2017 Full Baths: 2

8901 Glencroft Rd Mint Comparable **\$313,000**
Distance: 768 ft Neighborhood: N902
Parcel ID: 13905406 Finished Area: 3,136 Sqft
Sale Date: 25 May 2018 Full Baths: 3

8909 Fultram Ln Mint Comparable **\$396,000**
Distance: 822 ft Neighborhood: N902
Parcel ID: 13905621 Finished Area: 2,960 Sqft
Sale Date: 23 Oct 2018 Full Baths: 4

8716 Scarsdale Dr Mint Comparable **\$356,000**
Distance: 954 ft Neighborhood: N902
Parcel ID: 13905441 Finished Area: 2,820 Sqft
Sale Date: 28 Aug 2017 Full Baths: 2

8026 Brookgreen Dr Add Comp **\$306,000**
Distance: 1,581 ft Neighborhood: N902
Parcel ID: 13905728 Finished Area: 2,907 Sqft
Sale Date: 16 Feb 2018 Full Baths: 3

8004 Allenwick Cr Mint Add Comp **\$458,000**
Distance: 1,981 ft Neighborhood: N902
Parcel ID: 13905731 Finished Area: 3,297 Sqft
Sale Date: 15 Sep 2018 Full Baths: 3

9209 Morgan Glenn Dr Add Comp **\$272,000**
Distance: 0.54 miles Neighborhood: N902
Parcel ID: 13904167 Finished Area: 2,714 Sqft

Comparables

creates pdf automatically attaches to Modria log

Map Satellite

Google

Map data ©2019 Google 50 m Terms of Use

Spatialist

Comper pdf

Discussion

July 19, 2017

19-Jul-2017 02:52:51 PM **toni public** has completed **Filing a Citizen Inquiry - Event: Inquiry** filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

Toni Staff (Mecklenburg Cao)

TS 19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed **Respond - Event: Please note** that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

Modria Manager (Admin)

Added file [comper_19716322_874482.pdf](#)

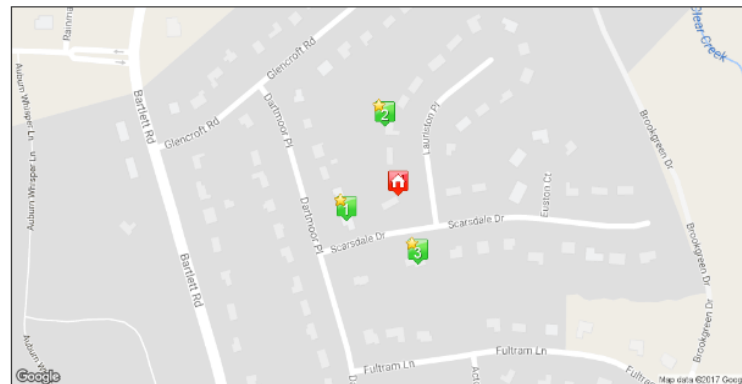
Notification of
Comper attachment

Post a message

☒ Press 'Enter' to send messages

Printout

Parcel ID: 13905417



	Subject	Comp 1	Comp 2	Comp 3
Parcel ID	13905417	13905416	13905420	13905524
				
Address	8910 SCARSDALE DR MINT HILL	8936 DARTMOOR PL MINT HILL	8923 LAURISTON PL MINT HILL	8911 SCARSDALE DR MINT HILL
Distance	0 ft	236 ft	286 ft	291 ft
Parcel ID	13905417	13905416	13905420	13905524
Sale Price	\$242,000	\$298,000	\$244,000	\$274,000
Sale Date	26 / Jul / 2012	30 / May / 2014	28 / Oct / 2015	14 / Aug / 2015
ghborhood	N902	N902	N902	N902
ished Area	3,102 Sqft	2,772 Sqft	2,201 Sqft	2,423 Sqft
lding Type	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
Bedrooms	5	4	3	3
Full Baths	3	2	2	2
Year Built	1986	1987	2004	1986

Posting a message to CAO staff



Cases Reporting Account Management Policy Center ▾ Templates ▾ Downloads

POWERED BY
MODRIA



Inquiry: toni public - Parcel: 13905417 Year: 2017

Inquiry #504516 | Order #1500488782381 | Amount: 295200.00 USD

Discussion

Files

Information

Timeline (2)

WAITING APPRAISER REVIEW

Mecklenburg CAO appointed an appraiser to review the filer's inquiry



Next Step
03-Aug-2017

(Test) Set AutoClose...

(Test) Set AutoRemin...

Admin: Auto Close

Admin: Auto Reminder

Assign Staff

Automatic Assignmen...

Discussion

Internal

July 19, 2017



Toni Public (Filer)

19-Jul-2017 02:52:51 PM toni public has completed **Filing a Citizen Inquiry** - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

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02:56 PM



Toni Public (Filer)

Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

Post a message

Email and link into Modria

[EMAIL](#)[PRICING](#)[FAQ](#)

Inbox:

toni_public



toni_public@mailinator.com
m8r-29iyn9@mailinator.com

To: [toni_public](#)
From: [no-reply@trial-mecklenburg.modria.com](#)
Message Id: 1497989037-200036947054-toni_public
Subject: **Your Inquiry No: 504501 - Inquiry submitted successfully**
Received: Tue Jun 20 2017 16:03:57 GMT-0400 (Eastern Daylight Time)

text/html

Secure Link

Dear toni public,

We are contacting you regarding [Mecklenburg Resolution Center Inquiry: 504501](#) (Parcel #: 13905417)

Thank you for filing an inquiry regarding parcel number 13905417. Our services will review the details you provided and contact you shortly.

Sincerely,

Mecklenburg Resolution Center

Mecklenburg County Government - Assessor's Office

Website: [Click Here](#)

Powered by Modria

Modria inquiry CLOSED

←

→

https://trial-mecklenburg.modria.com/#casedetails/504516

🔒

📄

Mecklenburg County (TEST) - ...

Resolution Center

Google


🏠

★


⚙️

FileEditViewFavoritesToolsHelp

🌟Suggested SitesWeb Slice Gallery

CasesDownloads

POWERED BY
MODRIA[®]



←

Inquiry: toni public - Parcel: 13905417 Year: 2017

Inquiry #504516 | Order #1500488782381 | Amount: 295200.00 USD

CLOSED - COMPLETED

The Appraiser concluded that the inquiry was completed, and closed it.

Discussion

Files

Information

Timeline (3)

Discussion

July 19, 2017

TP

19-Jul-2017 02:52:51 PM toni public has completed Filing a Citizen Inquiry - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

TS

19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed Respond - Event: Please note that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.


02:56 PM

TP

19-Jul-2017 04:31:48 PM Arbitrator has completed Respond - Event: The Appraiser indicated that this inquiry was completed. Specifically, the Appraiser indicated the following: "I have updated your bathroom count from 3 to 2 and it has been corrected in CAO database. Thank you for your time." Consequently, this inquiry is now closed.

04:31 PM

Posting messages to this discussion is disabled (the case may be closed or you do not have permission to post at this time)

 ☒ Press 'Enter' to send messages

30

MODRIA

A convenient tool to share information, communicate
and build relationships in our community.

Elderly or Disabled Property Tax Homestead Exclusions



Tax Exemptions and Exclusions

- Elderly or Disabled Requirements (exclusion of \$25,000 or 50% of taxable value, up to 1 acre)
 - Deed in applicant's name or title to residence as of January 1st
 - Must be N.C. resident
 - At least 65 years of age or totally and permanently disabled.
 - 2018 Income must not exceed \$30,200
 - Has income for the preceding calendar MORE than the income eligibility limit



Tax Exemptions and Exclusions

- Disabled Veterans Homestead Exclusion (first \$45,000 of assessed value)
 - Deed in applicant's name or title to residence as of January 1st
 - Must be N.C. resident
 - Honorably discharged veteran – 100% disabled (service related) or receive benefits for specially adapted housing under 38 U.S.C. 2101
 - There is no age or income requirement
- Application available online or call 980-314-4226 (4CAO) for application



Quality Control

- Hired QC Coordinator
 - Reviewing all aspects of Reval
 - Training staff
 - Documenting Procedures and Processes
 - New Appraisal Field Manual
- Data cleansing
 - Spatialest is a GIS based CAMA toolset that works with and enhances the functionality of any CAMA system. Also provides post analysis which identifies areas or properties at high risk of appeal
- Vincent Valuations
 - method of sales cleansing
- Statistical Analyst-Josh Myers Valuations



Table of Resources

- 46 New positions have been added to the CAO since FY2013
- FY2013
 - Revaluation Reserve Funds approved[\$3,250,000]
 - Positions Hired: Transferred from LUESA to new CAO
 - Assessor's Office Business Manager
 - IT Program Manager
- FY2014
 - Revaluation Reserved Funds Allocated [\$1,000,000]
 - Street Level Photo Imagery
 - Positions Hired: 20 total
 - IT Business Analyst
 - 10 Appraisers (one reclassified to Assistant Assessor)
 - 5 Assessment Analyst
 - 2 Business Personal Property Auditors
 - 2 Personal Property Admin Support



Table of Resources

- FY2015
 - Revaluation Reserved Funds allocated [\$1,000,000]
 - Positions Hired:
 - 2 Transferred positions from BSSA
 - IT Business Analyst: redirection from OTC
 - Senior Reporting Analyst: redirection from Manager's Office
 - Admin Support Staff
- FY2016
 - Revaluation Reserve Funds approved[\$750,000]
 - Technology
 - CAMA maintenance increase
 - Street View Pictometry funding for Phase 2



Table of Resources

- FY2017
 - Approved Funding for following systems
 - Modria online dispute and resolution center
 - Positions Hired
 - Revaluation Manager
 - 6 Senior Appraisers (Revaluation Team)
 - Approved Funding for 10 Temporary clerical support for data entry and 10 Temporary field listers for canvassing
- FY2018
 - Approved Funding for Farragut Appeals Module
 - Approved Funding for the following positions
 - 5 Assessment Analysts
 - 5 Real Property Appraisers
 - Appraisal Manager
 - Q&T Coordinator
 - 2 Property Admin Support II's



Awards and Recognition

- CEAA awarded to the Mecklenburg CAO
 - CEAA is awarded to jurisdictions that have developed superior assessment practices in all aspects of their operations
 - Only 2nd County in the state to achieve award
 - Since 2004 only 38 jurisdictions have received this award
 - 1 of 3 jurisdictions to receive in 2017



Awards and Recognition

2017 IAAO Designations

- Cecil Jackson-AAS
 - 2015 RES
- John Geier- RES
- Sandy Martin-PPS
- Eric Anderson-PPS



In the News



1 San Jose, CA Household Income: \$710,040 Zillow Home Value Forecast: 8.9% Glassdoor Job Openings: 70,376	6 Austin, TX Household Income: \$71,000 Zillow Home Value Forecast: 3.3% Glassdoor Job Openings: 47,430
2 Raleigh, NC Household Income: \$71,685 Zillow Home Value Forecast: 3.7% Glassdoor Job Openings: 29,136	7 Denver, CO Household Income: \$71,826 Zillow Home Value Forecast: 3.0% Glassdoor Job Openings: 81,479
3 Seattle, WA Household Income: \$78,612 Zillow Home Value Forecast: 5.4% Glassdoor Job Openings: 102,212	8 Nashville, TN Household Income: \$60,030 Zillow Home Value Forecast: 3.8% Glassdoor Job Openings: 38,257
4 Charlotte, NC Household Income: \$59,979 Zillow Home Value Forecast: 4.0% Glassdoor Job Openings: 49,736	9 Portland, OR Household Income: \$68,676 Zillow Home Value Forecast: 3.7% Glassdoor Job Openings: 44,845
5 San Francisco, CA Household Income: \$96,677 Zillow Home Value Forecast: 3.8% Glassdoor Job Openings: 137,073	10 Dallas, TX Household Income: \$63,812 Zillow Home Value Forecast: 4.7% Glassdoor Job Openings: 142,084

By all measures, a construction boom is shaping up for 2018

- The construction industry added 30,000 jobs last month, according to the Labor Department.
- That brings the sector's 2017 gains to 210,000 positions, a 35 percent increase over the previous year.
- Construction spending is also soaring, up to a record \$1.257 trillion in November, according to the Commerce Department.
- Optimism among construction contractors is also at a record high.

Diana Olick | @DianaOlick

Published 11:06 AM ET Fri, 5 Jan 2018 | Updated 8:18 AM ET Mon, 8 Jan 2018



SEP 26, 2017, 12:54 PM EDT RESIDENTIAL REAL ESTATE

Price gains show no signs of stopping in Charlotte's home market



NOV 28, 2017, 1:23 PM EST RESIDENTIAL REAL ESTATE

Increases in local home prices continue to top 6%

"In Charlotte, as is the case with Raleigh and seven of the other top markets, home values are expected to increase at a higher rate than the national forecast of 3.2%. Charlotte is expected to see a 4% increase in home values in 2018 compared to a 3.7% increase for Raleigh. Meanwhile, rents should climb 1.9% in Charlotte and 1.2% in Raleigh, says Zillow." By [Jenna Martin](#) - Associate Editor/Online, Charlotte Business Journal Jan 9, 2018



2019 REVALUATION UPDATE

"We Value Mecklenburg County"

*	1/17-7/19	Community Engagement
*	1/18-12/18	Citizens Review Committee
*	8/8/18	BOCC Initial Presentation of Schedule of Values (SOV)
*	9/5/18	Public Hearings for SOV
*	9/18/18	BOCC Adoption of SOV
*	10/22/18	SOV Appeal Period Ends
*	12/18	CAO Value Finalization
*	1/23/19	Notices of Value Mailing to Property Owners
*	1/24/19	Informal Appeals Period Begins
*	5/20/19	BER Appeal Period Ends
*	7/19	FY20 - Tax Bill Mailing to Property Owners



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